



GILDERSOME
SPUR **LS27**

TO LET
UNIT J

- > Superb access to both Leeds city centre, the M621 and the M62 Motorways
- > Eaves height of 7.4 metres
- > Loading via 4 electrically operated ground level loading doors
- > Large secure yard and loading area

**High Quality Warehouse /
Distribution Premises**

Junction 27, M62, South Leeds, LS27 7JZ

42,600 sq. ft (3,958 sq. m)

WWW.GILDERSOMESPUR.COM



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Location

Gildersome Spur Industrial Estate is strategically situated 400 yards from Junction 27 of the M621 / M62 Motorway. The estate is also located approximately 5 miles south of Leeds City Centre.

The estate is accessed off Wakefield Road (A650), which leads directly to Junction 27 of the M62 / M621 Motorway.

Description

The property provides a modern detached warehouse / industrial facility, which benefits from the following specification;

- Eaves height of 7.4 metres
- Loading via 4 electrically operated ground level doors
- Large secure yard and loading area
- High quality ancillary office accommodation

Accommodation

Accommodation	sq.m	sq.ft
Warehouse	3,662	39,420
Ground Floor Offices	169	1,814
First Floor Offices	127	1,366
Total	3,958	42,600

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

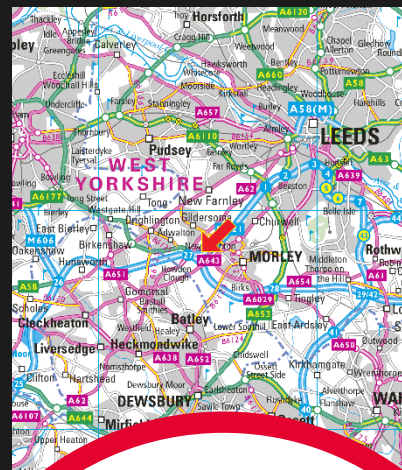
Rent on application.

EPC

A copy of the EPC certificate and report are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.



Viewings

For further information or to arrange a viewing please contact the joint agents;

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